

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**April 7, 2016**



**RP16-06: proposed Replat of a portion of Lot 1 in Block 1 of the Fox Addition**

**SIZE AND LOCATION:** 0.993 acres of land at the southeast corner of Cavitt Avenue and Helena Street and currently addressed as 3510 Cavitt Avenue

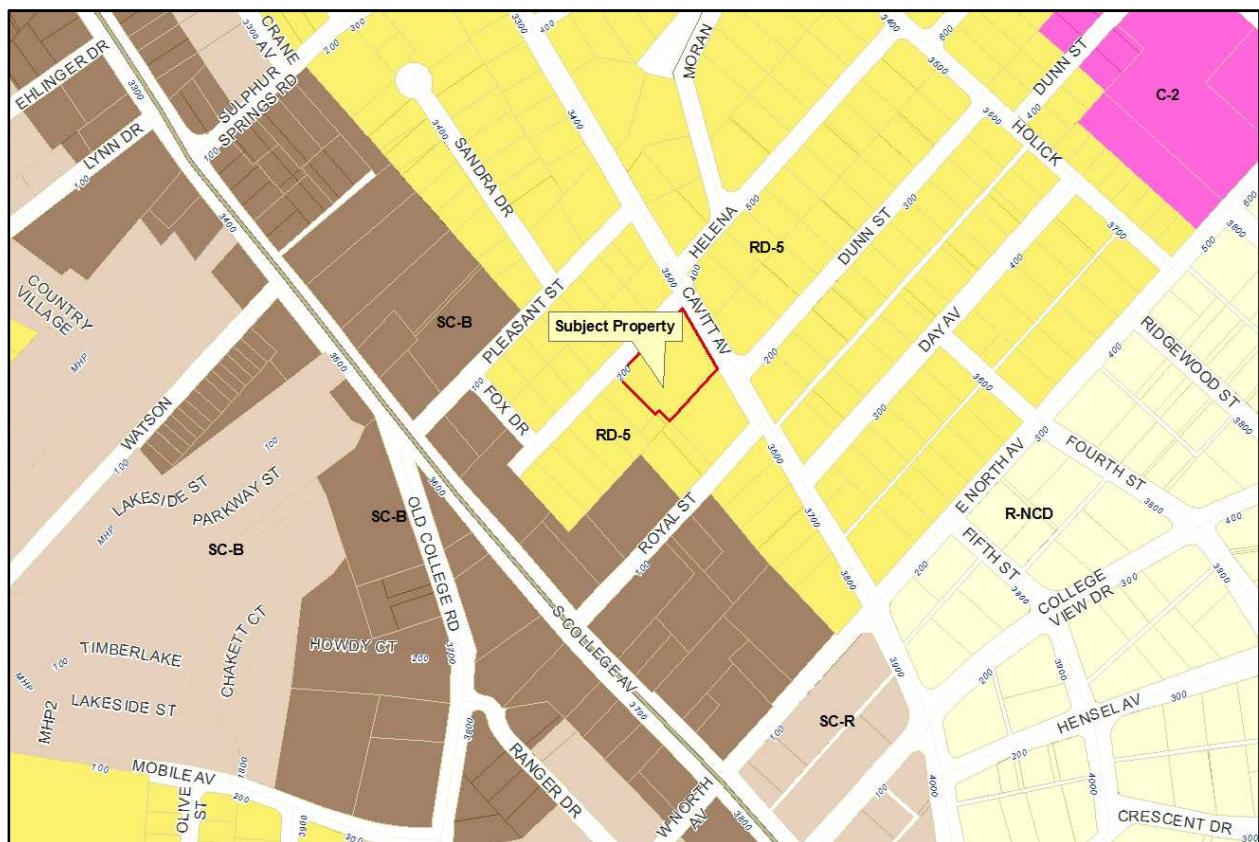
**EXISTING LAND USE:** single-family home

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Justin Whitworth, Bona Fide Acquisitions

**AGENT:** Schultz Engineering, LLC

**STAFF CONTACT:** Stephanie Doland, Staff Planner



**Aerial (2015):**



**BACKGROUND:**

In 1952, the Fox Addition was platted creating 13 lots for the development of single-family homes. Most of the Fox Addition has since been developed with single-family homes and the subject property is adjacent to single-family homes on all four sides, including across Cavitt Avenue and Helena Street.

The applicant, Justin Whitworth with Bona Fide Acquisitions, is proposing to replat the 0.993 acre subject property into 3 new lots in Block 1 of the Fox Addition to create opportunities for residential infill development. The proposed new lots (Lots 1A, 1B, and 1C) are proposed to be 0.383 acres, 0.289 acres and 0.278 acres in size, respectively.

This replat shows the dedication of 10 feet of right-of-way for Cavitt Avenue, which is half of the additional increment needed to make Cavitt Avenue, a major collector street, an 80-foot wide right-of-way. Parkland development and dedication fees are required for the creation of two new lots, totaling \$1,040 (\$520 per lot). The applicant will pay \$7,326 into the City's sidewalk fund rather than installing sidewalks, as required with this replat.

**RECOMMENDATION:**

The proposed replat meets all applicable standards and ordinances of the Land and Site Development Ordinance. The Site Development Review Committee and staff recommend **approving** this proposed replat.